

BRENDA JOYCE COTTON

GRANTOR

TO

WARRANTY DEED

CLAUDE L. WHITAKER, JR., et ux

GRANTEES

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, BRENDA JOYCE COTTON, do hereby sell, warrant and convey unto CLAUDE L. WHITAKER, JR., and wife LOTTIE G. WHITAKER, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 81, DeSoto Village Subdivision, in Section "A", Section 34 Township 1 South, Range 8 West, as shown on plat of record in the Office of the Chancery Clerk of DeSoto County, Mississippi in Plat Book 7, Pages 9, 10, 11, 12, 13 and 14, being more particularly described as:

BEGINNING at a point in the north line of Eastbrook Drive 115.83 feet west of the west line of Embassy Circle, at the southwest corner of Lot 63, thence westward along the north line of Eastbrook Drive 93.74 feet to a point at the southeast corner of Lot 80, thence northward along the east line of Lot 80, 136.40 feet to a point in the south line of Lot 79, thence eastward along the west line of Lot 64, thence southeastward along the west line of Lot 64, 45.91 feet to a point in the northwest corner of Lot 63, thence southward along the west line of Lot 63, 100.89 feet to the point of beginning.

Further consideration for the above described property is the assumption by Grantees of those certain Deeds of Trust executed by Danny M. Nelson and wife Beverly A. Nelson, in favor of Wortman & Mamm, Inc., filed for record in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 216, Page 93, securing an indebtedness in the current principal amount of \$22,887.20 and that other Deed of Trust executed by Wayne Earl Cotton and wife Brenda Joyce Cotton, in favor of Allen B. Couch, filed for record in the office of the Chancery Clerk of DeSoto County, Mississippi, dated March

30, 1979, securing an indebtedness in the current principal balance of \$2,274.12 and Grantees take subject to said loans. Grantor does hereby set over and assign, without charge, all escrow funds now held by Wortman & Mann, Inc., for the above described property. Grantor does hereby authorize the transfer of this loan from her name into Grantees names.

This property being the same as conveyed to Brenda Joyce Cotton from Wayne Earl Cotton by virtue of a Quit-claim Deed dated April 29, 1980 and filed for record in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 148, Page 452 on August 4, 1980.

This conveyance is subject to taxes for the current year, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights-of-way for public roads, public utilities and drainage.

Possession will be given by September 29, 1980.

WITNESS my signature on this, the 22nd day of September, 1980.

Brenda Joyce Cotton
BRENDA JOYCE COTTON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONNALLY appeared before me, the undersigned authority in and for said jurisdiction, the within named BRENDA JOYCE COTTON, "Grantor", who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and date mentioned therein.

GIVEN under my hand and Official Seal on this, the 22nd day of September, 1980.

Allen B. Couch

NOTARY PUBLIC

My Commission Expires My Commission Expires Jan. 8, 1983

PROPERTY ADDRESS:
2530 Eastbrook
Horn Lake, MS.

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 45 minutes P.M. 24 day of Sept 1980, and that the same has been recorded in Book 149 Page 315 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 26 day of Sept. 1980.
Fee \$3.50 Pd. SEAL B. H. Ferguson CLERK